



Connells

Oxford Street
Southam



Property Description

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the County town of Warwick, famous Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively, Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

Approach

Part glazed entrance door leading to

Lounge

14' 5" x 11' 9" into recess (4.39m x 3.58m into recess)

Feature open fireplace with cast iron surround, brick hearth backing, radiator, television aerial socket, exposed beams to ceiling, slate tiled flooring, door to outer hallway and door to kitchen.

Outer Hallway

Tiled flooring and door to cloakroom.

Cloakroom

Low level wc, wash hand basin, upvc double glazed obscure window to rear elevation.

Kitchen

10' 10" x 9' 11" (3.30m x 3.02m)

Fitted with matching base and wall units, working surface, tiled splashbacks, Belfast style sink with mixer tap over. Space for fridge freezer and a range style cooker. Central work station, space and plumbing for washing machine, radiator, tiled flooring, exposed beams and stairs rising to first floor landing.

First Floor Landing

Upvc double glazed window to rear elevation, doors leading off to bedrooms.

Bedroom Three

11' 1" x 10' 3" (3.38m x 3.12m)

Upvc double glazed window to front elevation, exposed beams, feature original open cast iron fireplace with stone surround, storage cupboard, radiator.

Bedroom Two

10' 11" x 10' 3" (3.33m x 3.12m)

Upvc double glazed window to front elevation, feature original cast iron fireplace with surround and stone hearth, storage cupboard, radiator, exposed beams.

Second Floor

Upvc double glazed window to rear elevation, doors leading to master bedroom and bathroom.

Master Bedroom

18' 6" x 8' 6" (5.64m x 2.59m)

Two upvc double glazed windows to front elevation, access to roof storage space via loft ladder, built in wardrobes, radiator.

Bathroom

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, panel bath with tiled surround, shower over and fitted shower screen, radiator / towel rail, upvc double glazed obscure window to rear elevation.





To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: D

view this property online connells.co.uk/Property/STH104843

Tenure: Freehold



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